



For Lease

# The Sundial Center

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## 1, 25 & 77 Sundial Avenue Manchester, NH

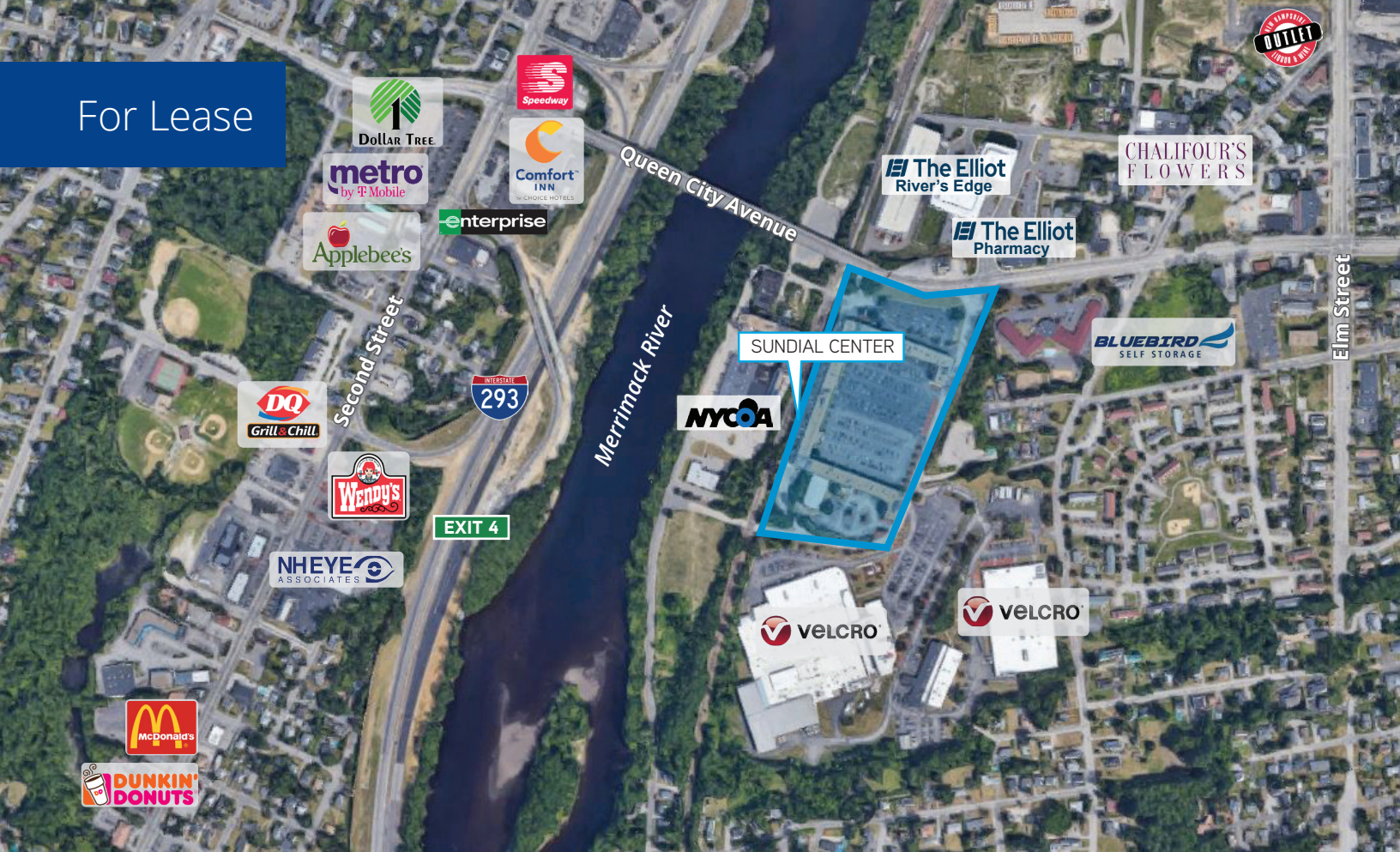
### Property Highlights

- Office space available from 1,450± to 10,347± SF in the Sundial Center, a landmark location serving R&D, office, high technology, and manufacturing needs
- Extensive fiber optic infrastructure offers access to the highest speed networks in the region; large bandwidth network providers on-site
- Building features exposed brick, a high floor-to-window ratio providing natural light, beautiful views of the Uncanoonuc Mountains and the Merrimack River, ample parking, and is handicap accessible
- On-site amenities include Unity Café, property management, and space planning
- Minutes from Manchester-Boston Regional Airport, Elliot Urgent Care at River's Edge, downtown Manchester, and major highways

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## Specifications

Address:	1, 25 & 77 Sundial Avenue
Location:	Manchester, NH 03103
Building Type:	Office/R&D/commercial
Year Built:	1913
Year Renovated:	2023
Total Building SF:	263,200±
Available SF:	1,450± to 10,347±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Redevelopment District Mixed-Use
Parking:	3 spaces per 1,000 SF
2025 NNN Expenses:	\$5.99 PSF • CAM: \$4.71 • Taxes: \$1.28
Power:	4,000A; 480V
Ceiling Height:	10' to 12'
Column Spacing:	22' x 22'
Elevators:	Two 4,000 lb. freight
Loading Doors:	4 common (dock height)
Lease Rate:	\$9.75 NNN

